

Reference: Public Community Meeting Minutes and Q&A

Question: Why do you need the whole property? What happens to the farmland?

Answer: We don't. It will be limited to the to the project footprint with transmission lines connecting to our POI. As much agricultural land use as possible will be maintained.

Question: Regarding harmful electromagnetic fields (EMF). Resident claims lines near house are already above safe levels. Will the project add to the problem?

Answer: There are regulated limits allowed as it relates to EMF. The batteries will not produce an EMF. The collector and interconnection transmission line will emit EMF; however, the Project will adhere to the regulated limits.

Question: Can comments be filled out on the website instead of writing on community engagement sheet?

Answer: Yes.

Question: Will the land be purchased? From whom?

Answer: If the Project is awarded a contract from the Independent Electricity System Operator (IESO), a lease agreement will be established with the landowner.

Question: The poster board showing the project footprint appears to have outdated aerial background photo. Why is this map outdated?

Answer: Future documents will include an up-to-date aerial background photo.

Question: Is the location of transmission lines fully determined yet? Will they be overhead or underground?

Answer: No, the final location of the interconnection transmission line has not been determined. The location will be dependent on feedback from stakeholders and revised as the Project goes through the detailed design process.

Comments/Questions: "Not about us", "Doesn't benefit the community", How is paving over the environment beneficial to the community?

Discussion/Answer:

- The Project is being submitted to the IESO in response to the Long Term 1 Request for Proposal (LT1 RFP) - [Long-Term RFP \(ieso.ca\)](https://ieso.ca). It is anticipated that the IESO will award contracts in mid 2024.
- The project is subject to the Class Environmental Assessment for Minor Transmission Facilities (MTF Class EA). As a component of the EA, the following environmental studies will be completed - Ecosystems (terrestrial & aquatic), Archeology, Cultural Heritage, and Noise.
- Projects will be required to obtain an Environmental Activity and Sector Registry (EASR) for Air/Noise from the Ministry of the Environment, Conservation and Parks (MECP). This requires the project to comply with MECP's *Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)*
- The project will need to obtain site plan approval from the municipality, which includes the requirement for the development of an emergency response plan.

Question: Does Hagersville Fire department have capabilities to combat lithium-ion battery fires?

Answer: Full consultation and emergency planning/training will be planned with the local fire dept.

Question: When does Indigenous consultation start? Will Six Nations be involved?

Answer: The consultation process with various Indigenous groups has already begun and will continue throughout the EA process. It's anticipated that Six Nations will be involved.

Question: If there is a fire. What happens? For everyone's safety, what types of toxins are released? Is the foam used for putting the fire out also toxic?

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Answer:

1. **Immediate Action and Safety Measures:** In the event of a fire, our foremost priority is the safety of everyone involved. We will establish robust emergency protocols, including efficient coordinated efforts with local emergency services, to manage the situation promptly and effectively.
2. **Preventing Thermal Runaway:** A critical aspect of our safety measures is the prevention of thermal runaway. We implement advanced monitoring systems for early hazard detection, use physical barriers for isolation, and apply effective heat management techniques to mitigate this.
3. **Toxin Management:** Battery fires can release harmful toxins, such as carbon monoxide and nitrogen oxides. Our proactive approach includes implementing systems for continuous monitoring and managing these potential emissions, ensuring they have minimal impact on health and the environment.
4. **Fire Suppression Techniques:** Our approach to extinguishing fires involves using specialized suppression methods selected for their suitability with electrical fires and the specific materials in the BESS. We are committed to environmental stewardship and public health; hence our choice of fire suppressants balances effectiveness in fire control with low environmental impact, consciously avoiding substances known for their toxicity.
5. **Diverse Fire Suppression Techniques:** In designing our facilities, we consider various fire suppression methods, including specialized foams, gels, and gas-based systems. Each option is evaluated for its effectiveness and safety profile, ensuring that our choice of fire suppressants not only addresses fire risks efficiently but also aligns with our commitment to safety and environmental sustainability.

Comment: Hundreds of battery storage facilities have caught on fire—some bad ones in California.

Answer: For Hagersville, once further along in the design process, the emergency response plan will be developed, and engagement with the local fire department will occur.

The situation in California underscores the importance of thorough safety planning and preparedness for such facilities. The lessons learned from these incidents are valuable for enhancing the safety of battery storage facilities in other regions, including Ontario.

Question: What if there is a fire and you flood it? How would that be contained? Could this cause contamination of groundwater and local water wells?

Answer: Water may be used to keep battery containers in proximity to the one that is on fire cool; however, water will not be used on the battery container that is on fire, as water is not capable of extinguishing a battery fire. The water that is used to cool adjacent battery containers would not be contaminated. The water would be collected through the stormwater management system constructed for the project.

[Person stood up and presented the below discussion on “Stray Voltage”]

Question/Comment: “Stray voltage” from existing infrastructure/lines has been killing my cows and degrading quality of milk produced, resulting in financial losses. Will this project make this existing problem worse? The area contains a lot of rock. When putting large ground wires into rock, this causes electricity to conduct when water is on the rock. Will this be looked into? What are you going to do to protect me from stray voltage?

Answer: We will look into the matter of stray voltage regarding the rock and grounding. As we are in the early stages of development, further geotechnical studies still need to be completed. Should the Project be awarded, we intend to complete further testing which would better inform the construction and operation of the facility

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Question: Why not set up battery storage in Nanticoke? Why not store at the end of the line? Why is this location around a residential area? So close to town?

Answer: The IESO RFP is a competitive process. Other developers are exploring storage in Nanticoke. Our decision to propose development here was based on the JV already having infrastructure within this area (ie. The Grand Renewable Wind Switching Station), and a long term relationship with the proposed landowner. We saw this location as an optimal fit based on those reasons.

Question: Who does research on locations? Why this location? How many other locations is Pattern/Samsung considering in this area?

Answer: Just this one. We currently have existing infrastructure on the property, and have a good relationship with the proposed landowner. For those reasons we decided to develop at the proposed location.

Question/Comment: There is a dynamite factory nearby; does this pose an added risk to safety? And does seismic blasting activity from nearby quarry/machinery cause additional risk for batteries and safety?

Answer: We will know more following geotechnical studies that we intend to complete should the Project be awarded. The Project would be designed accordingly. Additionally, blasting activities are conducted in coordination with the Ministry of Natural Resources and Forestry. Should the Project be awarded and ultimately constructed, nearby quarries that intend to blast will need to ensure all applicable laws are followed, and that the Project is taken into their consideration before proceeding.

Question: Once again, why is it near residential areas?

Answer: We are outside the residential areas, and are obliging with all the Ontario regulatory compliance items needed to build this at its current proposed location.

Question: Will this create many jobs in the area?

Answer: Most likely some local jobs during construction phase. Once operational, the facility will require 1-2 maintenance personnel.

Question: What happens after 20 years after the project is done?

Answer: If the IESO does not renew the use of the BESS, we would decommission and have the land returned to its former use or otherwise advised by the landowner.

Question: Has there been talk with the County or MTO? Hagersville By-pass was supposed to run there in future? May impact the Project?

Answer: We can't speak to the town or MTO's plans. But this will be investigated.

Question: Will there be additional above-ground transmission cables?

Answer: Overhead versus underground is still unconfirmed. But if overhead cables are utilized, there would be a transmission line from the facility to the transmission towers.

Question: What is Pattern/Samsung doing to address changes/movement of water & stormwater management?

Answer: With the design, the water has to be 1:1 with the original land configuration. Options include setting up water collection systems (retention ponds). This will be addressed as part of the EA and engineering design. This stormwater management plan is a regulatory requirement. The MECP will issue an Environmental Compliance Approval, and the Conservation Authority will be part of the site plan approval process with the Municipality.

Question: Can we guarantee the protection of the groundwater?

Answer: There are water quality and quantity regulations for off-site releases in Ontario. This project will follow all applicable regulations.

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Question: Other projects like this in the area?

Answer: Yes, other developers are looking into battery storage within Haldimand County

Question: When is RFP submission to IESO? Will our comments be addressed?

Answer: Submissions are due December 12th. Due to the varied nature of the comments, some will be considered prior to submission, while others are focused on the development and design of the site. The IESO is committed to engagement. Additional information can be found on their website - [ieso.ca/en/Sector-Participants/Engagement-Initiatives/Engagements/Long-Term-RFP-Community-Engagement](https://www.ieso.ca/en/Sector-Participants/Engagement-Initiatives/Engagements/Long-Term-RFP-Community-Engagement)

Question: Can Samsung/Pattern add long term IESO information/link on website?

Answer: The information from the IESO is located here: [Long-Term RFP \(ieso.ca\) https://www.ieso.ca/en/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-RFP-and-Expedited-Process](https://www.ieso.ca/en/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-RFP-and-Expedited-Process)

Question: Will my property be devalued because of this project if I'm trying to sell? Even if the project is a go or no go, the fact it's being proposed may devalue land/housing prices. What does someone do in this case? Sue? Claim devaluation until determined if the project is not a go?

Answer: It's difficult to answer as it's a value question, but statistically speaking, there should not be any change to the property value.

Question: When will we know where the transmission line will go?

Answer: If the project is awarded a contract by IESO, then detailed design will progress. As part of the detailed design and the Class EA, transmission line routes will be identified and evaluated.

Question: What voltage would the new line be?

Answer: 230kV. We are not authorized to connect to higher voltage lines.

Question: Could the project footprint on the property parcel be in a different location on the property?

Answer: We have explored other locations on the property parcel. At this time, we can say it will be within the proposed location on the property parcel or not at all.

Question: Will there be archeology surveys? If resources are found, will it be kept silent? Who over sees it?

Answer: Consultants like Stantec or similar service providers would complete the archeological work. We hold ourselves to high standard and would ensure all works meet industry & legal requirements, this would include meaningful consultation with Indigenous groups.

Question: Who's doing infrastructure work?

Answer: We are targeting to use a local excavation company, and hire specialists for electrical work from the local union, as required.

Question: Will there be a significant increase in traffic during construction time.

Answer: There would be an increase in traffic during construction but not during operations. A traffic impact study would be completed as part of site plan approval.

Question: What's protecting the groundwater from being contaminated?

Answer: The project is required to obtain an Environmental Compliance Approval from the MECP as it relates to stormwater management. This would include compliance conditions for water quality and quantity. This would also include any requirements from the municipality and/or the Conservation Authority.

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Question: How long is construction?

Answer: Approximately 1-2 years.

Question: Start date?

Answer: The requirement by the IESO is to be in service by no later than May 2028. A construction start date for this Project is undetermined at the moment, however, we will need to ensure that the site is fully constructed and operational before May 2028.

Questions: Batteries leak. What if a leak?

Answer: Based on the technology proposed the batteries are composed of solid-state lithium ion. Unlike a car starter battery, these are dry cell technologies.

Question: What is a lifetime of battery? How do we dispose?

Answer: There are facilities to recycle the batteries. Battery lifespan is approximately 20-25 years, or the lifespan of the project. At the end of the 20-year agreement, the batteries will be recycled or re-used in another format.

Question: Any battery storage facilities actually been awarded in Ontario or nearby?

Answer: Yes, the Oneida Energy Storage project, and the Hagersville Battery Energy Storage Park.

Question: What is their fire evacuation plan? Will it require the entire town to evacuate?

Answer: the plan will be developed in consultation with the local Fire Chief. Evacuations are not anticipated at any time.

Question: What about noise? And people nearby?

Answer: As part of the Class EA and the EASR additional noise assessments are required to be completed to show that the project will comply with MECP's *Environmental Noise Guideline - Stationery and Transportation Sources - Approval and Planning (NPC-300)* The decibel limits at for sensitive receptors under these guidelines is 40 dB at the receptor. This is the equivalent to the sound level within a library.

Question: Cost of the Project?

Answer: This is dependent on a number of factors. We anticipate a range between \$600-\$800 Million.

Question: Will this ever be expanded (project footprint)?

Answer: As per the terms of the IESO contract, this project will not be expanded. This Project is based on the maximum amount that the existing transmission lines can sustain based on deliverability tests completed by Hydro One.

Question: If kids climb the fence, can they get electrocuted? Safety issues.

Answer: We would have 24-hour surveillance. Units are sealed and pose a minimal risk.

Question: Will there be another open house meeting?

Answer: Yes. If this Project is awarded a contract by the IESO additional open house meetings will be scheduled.

Question: How long is response time for trespassers?

Answer: This would happen on a case-by-case basis.

Question: Will there be partnership with Six Nations?

Answer: We are anticipating a partnership with Six Nations for this project.